

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
ZONING ORDINANCE TASK FORCE MEETING HELD ON JANUARY 8, 2007
(Approved February 5, 2007)

The Board of Supervisors held a Zoning Ordinance Task Force meeting on Monday, January 8, 2007. Present for the meeting were supervisors Robert F. Preston, W. Atlee Rinehart, Tim Roland and Rosemarie C. Miller. Supervisor John Doering was absent. Also present were Township Planner Wayne Grafton, Township Manager Casey LaLonde and Planning Commission members Walt Woessner, Roy Kolb, Lance Parson and Kathryn Alexis. Mr. Rinehart called the meeting to order at 7:05 p.m.

1. ZONING ORDINANCE DISCUSSION

Mr. Rinehart welcomed the assembled residents and property owners and introduced Township Planner Wayne Grafton who proceeded to discuss the Township Zoning Map. Mr. Grafton gave a brief overview of the Zoning Map revision process and then, using the 2005 Zoning Ordinance Adoption Hearing transcript as a guide, called on audience members to voice their concerns about the adopted Zoning Map and mark their Zoning District opinions on the provided map.

John Evans, 559 Ridge Road, expressed an interest in reverting to the pre-existing Neighborhood Commercial (NC) Zoning District from the 2005 adopted Farm Residential (FR) Zoning District.

Brian Seybert, 1200 Bethel Church Road, expressed an interest in reverting to the pre-existing Neighborhood Commercial (NC) Zoning District from the 2005 adopted Farm Residential (FR) Zoning District.

Clay Fox, 493 Bethel Church Road, expressed an interest in reverting to the pre-existing Neighborhood Commercial (NC) Zoning District from the 2005 adopted Farm Residential (FR) Zoning District.

Monica Sharayko, 1222 Bethel Church Road, expressed an interest in reverting to the pre-existing Neighborhood Commercial (NC) Zoning District from the 2005 adopted Farm Residential (FR) Zoning District.

Gary Razer, 510-516 Ridge Road, expressed an interest in reverting to the pre-existing Neighborhood Commercial (NC) Zoning District from the 2005 adopted Farm Residential (FR) Zoning District.

Bill Moore, 533 Ridge Road, expressed an interest in reverting to the pre-existing Neighborhood Commercial (NC) Zoning District from the 2005 adopted Farm Residential (FR) Zoning District.

Jeff King (not present), racecar shop owner on Ridge Road, expressed an interest in reverting to the pre-existing Neighborhood Commercial (NC) Zoning District from the 2005 adopted Farm Residential (FR) Zoning District.

Joe Watt (not present), 291 Saylors Mill Road, Zoning changed from R-1 to FR. Why did this occur?

Archie Parker (not present), 308 Linfield Road, wanted to know why Zoning District changed.

Dan Ganovsky, 1631 Old Schuylkill Road, wants to change from Neighborhood Commercial (NC) to Commercial (C) Zoning District.

Elaine Preston (not present), 2013 E. Cedarville Road, wants R-3 Zoning District reverted to R-2 Zoning District for her neighborhood.

Mary Brower, 1668 Old Schuylkill Road, wants NC Zoning District to revert to R-3 Zoning District on Old Schuylkill Road.

Sharon Cossaboon, 1598 Old Schuylkill Road, wants NC Zoning District to revert to R-3 Zoning District on Old Schuylkill Road.

Harold Kulp, 32 Spring Creek Lane, wants his entire farm on Spiece Road to be included in the FR District.

Carol Tucci, 148 Bethel Church Road, had comments on the proposed Philameno & Salamone project at Wells & Linfield Roads in the current Commercial Zoning District. She wants the property to remain as a Commercial Zoning District.

Joe Lederer, 101 Wells Road, wants Commercial Zoning District at Wells & Linfield Roads to revert from Commercial to Light Industrial (LI) Zoning District.

Barry Corsin, 1680 Old Schuylkill Road, wants NC Zoning District to revert to R-3 Zoning District on Old Schuylkill Road.

Herman Lederer, 38 Riverview Road, wants the Catron property to remain Light Industrial (LI).

Mike Coine, 1690 Old Schuylkill Road, wants Neighborhood Commercial (NC) to go to Commercial to Pigeon Creek. Also wants Catron's property to remain Light Industrial (LI).

Bill Jenkins, 77 Riverview Road, wants Catron property to remain Light Industrial (LI).

Elvin S. Kolb, 11 Franklin Avenue, wants to extend Commercial or Neighborhood Commercial (NC) from nearby property to his location on New Schuylkill Road.

Rich Shantz, 2438 New Schuylkill Road (Joseph McCann Company), wants to extend Commercial or Neighborhood Commercial (NC) from nearby property to his location on New Schuylkill Road.

Mary Ann Keen, 537 Sanatoga Road, agreed with Mr. Kolb and Mr. Shantz about extending Commercial or Neighborhood Commercial (NC) along New Schuylkill Road from nearby properties.

Emma Turner, 2750 – 2780 New Schuylkill Road, supports establishing Commercial District at her property and in the vicinity.

Tracy Graham, 1713 Old Schuylkill Road, does not want any changes to current Zoning in her neighborhood.

Robert Elliott, 313 Linfield Road, wants Commercial Zoning District along Linfield Road.

This hereby concludes discussion of the proposed Zoning Map. The Township Planner shall create a draft Zoning Map, based on the suggested changes from the audience members and property owners.

The next Zoning Task Force meeting is scheduled for 7:00 p.m., Monday, January 29, 2007.

Mr. Preston made a motion to approve Resolution 2007-02, Dedication of Brandie Layne Court. Mr. Roland seconded the motion. The motion carried 4-0-0.

Mr. Roland made a motion to approve a check in the amount of \$261.50 for the Police Safety Fund. Mrs. Miller seconded the motion. The motion carried 4-0-0.

Mr. Roland made a motion to enforce a cease & desist order on the Murray dog kennel at 766 Bethel Church Road. Mr. Preston seconded the motion. The motion carried 3-1-0 with Mr. Rinehart opposed.

Mr. Roland had to leave the meeting at 9:05 p.m.

Mr. Preston made a motion to allow the Historical Commission to dialogue directly with subdivision and land development applicants. Mrs. Miller seconded the motion. The motion carried 3-0-0.

2. ADJOURNMENT

The meeting as adjourned at 9:15 p.m.

Respectfully submitted,

Rosemarie Miller, Secretary